

ADOPTED AND RECORDED
VERSION

AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
NILES REDEVELOPMENT PROJECT

Prepared by the
Redevelopment Agency of the City of Fremont

Adopted July 5, 1977
By Ordinance No. 1178

Amended November 15, 1994
By Ordinance No. 2091

Amended and Restated July 7, 1998
By Ordinance No. 2295

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AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE NILES REDEVELOPMENT PROJECT

PART I. INTRODUCTION

This is the Amended and Restated Redevelopment Plan for the Niles Redevelopment Project (the "Plan"). This Plan consists of text (Part I through Part XIV), a Boundary Map (Exhibit A), a Legal Description (Exhibit B), a Land Use Map (Exhibit C), and a list of Initially Proposed Programs and Projects (Exhibit D).

This Amended and Restated Redevelopment Plan for the Niles Redevelopment Project amends and restates, in its entirety, the Niles Area Redevelopment Plan initially adopted by Fremont City Council Ordinance No. 1178 dated July 5, 1977, and previously amended by Fremont City Council Ordinance No. 2091 dated November 15, 1994.

This Plan has been prepared by the Redevelopment Agency of the City of Fremont (the "Agency") pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California (the "Redevelopment Law"), and all applicable laws and local ordinances.

The continuing redevelopment of the Niles project area (the "Project Area") as described in this Plan conforms to the General Plan for the City of Fremont, as applied in accordance with local codes and ordinances. This Plan is based upon the Amended and Restated Preliminary Plan for the Project Area formulated and adopted by the Fremont Planning Commission on July 10, 1997.

This Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such statutory changes affect this Plan's terms, and would be applicable to the Agency, the Project, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

PART II. GENERAL DEFINITIONS

The definition of general terms contained in the Redevelopment Law shall govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan. In addition, the following specific definitions are used in this Plan:

- A. "Added Area" means the portion of the Project Area added by Ordinance No. 2295 on July 7, 1998, as more particularly described in the attached Exhibit B (see Exhibit B-2). As shown on Exhibit A (the Project Area Boundary Map), the Added Area is the area that is within the "Amended Project Boundary," but outside the "Original Project Boundary."
- B. "Affordable Housing Fund" means the affordable housing fund established and maintained by the Agency in accordance with Health and Safety Code Sections 33334.2 and 33334.3.
- C. "Agency" means the Redevelopment Agency of the City of Fremont.
- D. "City" means the City of Fremont, California.
- E. "City Council" means the City Council of the City of Fremont, California.
- F. "County" means Alameda County, California.
- G. "General Plan" means the City of Fremont General Plan, as it now exists or may hereafter be amended, and any specific plan applicable to all or portions of the Project Area that may hereafter be in effect from time to time.
- H. "Land Use Map" means the map setting forth the permitted land uses and major circulation routes in the Project Area. The Land Use Map is attached to this Plan as Exhibit C.
- I. "Original Area" means the portion of the Project Area established by Ordinance No. 1178 on July 5, 1977, as more particularly described in the attached Exhibit B (see Exhibit B-1). As shown on Exhibit A (the Project Area Boundary Map), the Original Area is the area that is within the "Original Project Boundary."
- J. "Owner" means any person owning fee title to, or a long-term leasehold interest in, "real property" (as defined below) within the Project Area.
- K. "Owner Participation Rules" means the Amended Rules for Business Tenant Preference and Owner Participation adopted by the Agency pursuant to the Redevelopment Law, as such Rules now exist or may hereafter be amended.
- L. "Person" means any individual, or any public or private entity.

M. "Personal Property" means moveable property, chattels and any other property not part of real property.

N. "Plan" means this Amended and Restated Redevelopment Plan for the Niles Redevelopment Project, as it now exists or may hereafter be amended.

O. "Planning Commission" means the Planning Commission of the City of Fremont, California.

P. "Project" means the Project Area and the redevelopment activities undertaken pursuant to this Plan.

Q. "Project Area" means the area included within the boundaries of the Niles Redevelopment Project, as shown on the Project Area Boundary Map (Exhibit A) and described in the Legal Description (Exhibit B). The Project Area consists of the Original Area and the Added Area together. As shown on Exhibit A, the Project Area is the area within the "Amended Project Boundary."

R. "Real Property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.

S. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code Section 33000 et seq.).

T. "State" means the State of California.

U. "Zoning Ordinance" means the Zoning Ordinance of the City of Fremont, California, as it now exists or may hereafter be amended.

PART III. PROJECT AREA BOUNDARIES

The Project Area consists of all properties within the boundaries shown on the Boundary Map (Exhibit A) and described in the Legal Description (Exhibit B). Exhibit B includes a legal description of the Original Area (Exhibit B-1), a legal description of the Added Area (Exhibit B-2), and a composite legal description of the entire Project Area (Exhibit B-3).

PART IV. GENERAL PLAN VISION AND ISSUES FOR PROJECT AREA

A. GENERAL PLAN VISION AND ISSUES FOR PROJECT AREA

The redevelopment goals and objectives for the Project Area have been developed from the following vision statements regarding historic Niles contained in the Land use Element and the Local Economy Element of the General Plan, respectively:

"Historic commercial Niles faces an uncertain future. Significant investment will be required in the next ten years to maintain and upgrade the existing historic buildings. Such investment may be required to bring these buildings into conformance with State requirements for earthquake safety. Some existing businesses in Niles may not be able to afford the increased costs associated with significant rehabilitation. . . Its [Niles] reputation will be further enhanced by expected restoration of some historic resources such as Vallejo Mill and historic railway, and the completion of a regional trail through Niles Canyon."

". . . With the exception of three areas in the City, there seems to be sufficient neighborhood shopping areas to satisfy the expected limited growth in neighborhood shopping needs. Additional neighborhood shopping areas may be needed in the Warm Springs area, in Mission San Jose and perhaps in Niles . . . Fremont's historic commercial centers have many of the ingredients necessary for success. Assistance may be needed in ensuring that the other ingredients are present, such as appropriate parking facilities and pedestrian amenities"

As emphasized throughout this document, the Redevelopment Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the City, the Agency, and the Niles community to build upon the strengths of Niles--its historic, social and cultural resources and heritage--while overcoming its adverse physical and economic conditions, to achieve the vision of the General Plan noted above.

The legal and financial tools and techniques authorized in this Plan shall be used in a manner that will preserve and capitalize upon the historic, social and cultural resources and heritage of Niles to the maximum extent possible consistent with revitalization of the Project Area as envisioned in the General Plan.

B. GOALS AND OBJECTIVES

This Redevelopment Plan will be undertaken to achieve the following general goals and specific objectives in furtherance of the purposes of the Redevelopment Law and the General Plan:

General Goals

1. The elimination of adverse physical and economic conditions within the Project Area.
2. The enhancement of the historic business district in Niles, including the attraction and retention of neighborhood serving commercial facilities, the promotion of tourist/visitor-based businesses, and the attraction of restaurants, specialty retail uses, and other retail uses (complementing the existing antique stores) to make Niles a destination point for workers and residents in other areas of Fremont and vicinity.
3. The conservation and enhancement of existing residential neighborhoods, through housing rehabilitation, and circulation, open space and other public improvements.
4. The creation of residential opportunities for various segments of the community, including the provision of quality affordable housing within and outside the Project Area, as required by the Redevelopment Law.

Objectives to Achieve Goals

1. The renovation of substandard buildings and the appropriate reuse of buildings whose uses conflict with uses permitted in the General Plan.
2. The conservation and rehabilitation of historic and contributory buildings that are an important link to Niles's heritage (including the Nile's Veteran's Building), when feasible and consistent with the accomplishment of other redevelopment goals.
3. The use of historic resources and heritage as catalysts to stimulate the revitalization of the historic business district of Niles.
4. The promotion of pedestrian-oriented uses and spaces especially in the historic business district.
5. The improvement of safe and convenient pedestrian and bicycle circulation throughout the Project Area, including the renovation or modification of alleys, as appropriate.
6. The encouragement of parking consolidation and development of new parking within the historic business district to provide adequate and convenient parking, in a manner sensitive to the rights and needs of property owners, while enhancing public access to the historic business district.
7. The enhancement of traffic flow along Niles and Mission Boulevards, and the improvement of the Nursery Avenue connection between these thoroughfares.
8. The reduction of traffic intrusion in residential areas.

9. The extension of the Nile's historic railway into the historic downtown portion of the Project Area, as a catalyst for tourist/visitor-based economic development in the Project Area.

10. The enhancement of park and open space facilities within and in proximity to the Project Area, such as a Niles Canyon trail system and improvements to Quarry Lakes Park and Vallejo Mills Park, both as a benefit to Project Area residents and employees and as a catalyst for tourist/visitor-based economic development in the Project Area.

11. The development of appropriate public gathering places and focal points for employees and customers in the Niles's historic business district.

12. The development of a harmonious unified streetscape in the historic business district of Niles, including lighting, signage, street trees and furniture, and other design elements.

13. The elimination of substandard sized lots and lots of irregular shape, to the extent the existing and potential uses of such lots are not consistent with the historic character of the Project Area.

14. The creation of sites of adequate shape and size for redevelopment in accordance with a unified development plan by assembling smaller parcels of inadequate size and shape.

15. The attraction of appropriate new businesses and the retention and expansion of existing businesses in coordination with Citywide economic development programs.

16. The preservation and creation of civic, cultural and educational facilities and amenities as a catalyst for area revitalization.

17. The encouragement of residential rehabilitation throughout the Project Area and compatible residential development in appropriate locations.

PART V. LAND USE REGULATIONS

A. OVERVIEW OF REGULATIONS

The City has adopted a General Plan which is in full conformance with the State requirements for general plans.

The permitted land uses, land use standards and other evaluation guidelines of this Plan shall be those set forth in the General Plan, as it now exists or may hereafter be amended. It is further intended that all provisions of the Zoning Ordinance, as it now exists or may hereafter be amended, shall be applicable to developments in the Project Area, and that all development in the Project Area shall comply with all applicable state and local laws, codes and ordinances in

effect from time to time in the City, in addition to any requirements of the Agency imposed pursuant to this Plan.

Finally, the applicable City zoning and planning processes (including any moratoria or temporary development restrictions imposed by the City) shall continue to have full effect and shall continue to serve as the primary determinant for land use decisions in the Project Area. Without limiting the generality of the foregoing, the Planning Commission, the City Council, City departments, and other City boards and commissions shall perform the same functions for consideration and approval or disapproval of development applications, permits and other entitlements for properties within the Project Area that are subject to this Plan, as for properties outside the Project Area that are not subject to this Plan.

B. PERMITTED LAND USES

As noted in the overview to this Part, the Plan adopts the land uses set forth in the General Plan as the permitted uses within the Project Area. It is intended that the land uses set forth in the General Plan now, or as it may hereafter be amended, shall be the land uses governing this Plan.

C. LAND USE MAP; PUBLIC RIGHTS OF WAY

1. Land Use Map

The Land Use Map (Exhibit C) shows the permitted land uses, major circulation routes and street layout, the location of proposed open space areas and the property to be devoted to public purposes within the Project Area. The specific types of uses and activities (including size, height, and number of buildings and dwelling units) permitted or conditionally permitted in each land use category mapped on the Land Use Map are those types of uses and activities (including size, height and number of buildings and dwelling units) described in the General Plan for the relevant land use category. The land uses shown on the Land Use Map are drawn from the Land Use Element of the General Plan and shall be deemed to be automatically modified as the Land Use Element of the General Plan may be revised from time to time in order to maintain conformance of this Plan with the General Plan, as provided in Sections A and B of this Part.

2. Public Streets and Rights-of Way

All streets within the Project Area may be widened, altered, or vacated for purposes of development of the Project. New streets may be created as necessary. The anticipated configuration of streets and public rights-of-way within the Project Area (including existing streets to be retained and their relationship to major public facilities) is shown on the Land Use Map (Exhibit C). These public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan, and the City's design standards, and shall be effectuated in the manner prescribed by state and local law.

D. GENERAL CONTROLS AND LIMITATIONS

All real property in the Project Area is hereby subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of the Plan except in conformance with the provisions of this Plan and all applicable State and local laws and standards in effect from time to time.

1. New Construction

All new construction shall comply with all applicable State and local laws and standards in effect from time to time. Parking facilities shall be provided in accordance with the criteria set forth in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended, and any additional standards adopted by the Agency pursuant to Section E below. All parking shall be paved and drained so that storm and surface water drainage from parcels will not cross public sidewalks. All parking spaces visible from the street shall be landscaped as necessary to prevent unsightly barren appearances. Off-street loading facilities, trash areas and any outdoor storage of materials approved by the City and/or Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure consistent with the applicable City ordinances.

2. Non-Conforming Uses

The existence, continuation, renovation, repair, expansion, and replacement of nonconforming uses in the Project Area shall be governed by the applicable City land use regulations in effect from time to time.

3. Rehabilitation

Any structure within the Project Area which will be retained as part of the Plan shall not be altered, constructed, or rehabilitated unless it is done so in conformance with the General Plan, the Zoning Ordinance, all applicable codes, and any guidelines which may be adopted by the Agency to assist in the implementation of the Plan. This conformity shall extend to the architectural character, the public spaces and other elements as required by the City and/or Agency.

4. Open Spaces and Landscaping

The standards for open space to be provided within the Project Area are set forth in the General Plan and the Zoning Ordinance, as they now exist and may hereafter be amended, and are included as part of the goals and objectives of this Plan. The precise amount of open space to be provided in the Project Area will depend on the specific plans for development submitted by developers of private property in the Project Area and approved by the City. Landscaping plans for development projects shall be submitted to the City for review and approval.

5. Height and Bulk

The height and bulk of structures shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or as they may hereafter be amended, and such additional standards as may be adopted by the Agency pursuant to Section E below.

6. Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended, and such additional standards as may be adopted by the Agency pursuant to Section E below.

7. Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended, provided that they comply with any design criteria established for the Project Area. The Agency may require that the complete sign program for a development and such additional standards as may be adopted by the Agency pursuant to Section E below be reviewed by the Agency staff, as well as the Planning Commission, prior to the erection or installation of signs in any part of the Project Area.

8. Nondiscrimination and Nonsegregation

As more fully set forth in Part VI below, there shall be no discrimination or segregation based on race, color, creed, religion, sex, sexual orientation, marital status, national origin, mental or physical disability, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

9. Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant, shall be subdivided without the approval of the City.

10. Variances

In the event the City grants a variance from applicable City land use regulations for development of a parcel within the Project Area, such grant of variance shall be deemed to constitute a comparable variance from the land use standards of this Plan without additional action by the Agency.

In addition, the Agency is authorized to permit variances from any development standards adopted by the Agency pursuant to Section E below or any affordable housing regulations or policy guidelines adopted by the Agency pursuant to Section H below. In order to permit such a variance the Agency must determine that:

a. The application of one or more of the provisions of such Agency development standards, regulations or policy guidelines would result in unnecessary hardship to the property owner;

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;

c. Permitting a variance from the limits, restrictions, or controls of such Agency development standards, regulations or policy guidelines will not be materially detrimental to the public welfare or injurious to property or improvements in the area;

d. Permitting a variance from the limits, restrictions or controls of such Agency development standards, regulations or policy guidelines will not be contrary to the objectives of this Plan; and

e. The grant of variance by the Agency will not result in development that conflicts with applicable City land use standards.

No such variance shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any variance, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare and to assure compliance with the objectives of the Plan.

E. ADOPTION OF ADDITIONAL STANDARDS FOR DEVELOPMENT

Within the limits, restrictions and controls established in the General Plan, the Zoning Ordinance, and this Plan, the Agency is authorized to establish and adopt, by appropriate resolution, specific standards for building heights, building coverage, design criteria, architectural character, landscaping character, sign character, traffic circulation ingress and egress, parking, and any other development and design control necessary to implement the Plan. Such controls may relate to both private and public areas within the Project Area. No new development shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with such adopted standards for

development. The Agency shall not approve plans which do not comply with any adopted standards for development.

F. BUILDING PERMITS

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

G. DWELLING UNITS

In compliance with the Health and Safety Code Section 33333(c), and as provided in Sections B, C.1 and D.6 of this Part V, the maximum number of dwelling units in the Project Area shall be regulated as provided in the General Plan and the Zoning Ordinance, as they now exist or may hereafter be amended.

H. AFFORDABLE HOUSING

By regulation or policy guideline adopted by the Agency from time to time, the Agency may ensure compliance with the provisions of Health and Safety Code Section 33413(b) requiring that specified percentages of all new or rehabilitated dwelling units developed in the Project Area be available at affordable housing cost to households in specified income categories. Any such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable by the City and the Agency under this Plan with respect to parcels developed with new or rehabilitated residential structures in the Project Area regardless of whether such parcels are developed with Agency assistance or participation.

I. MITIGATION MEASURES

By concurrent resolution (Resolution Nos. 9314 and 217, respectively; the "EIR Resolution") adopted in connection with certification of the Environmental Impact Report for this Plan (the "EIR"), the City Council and the Agency adopted specified environmental mitigation measures (the "Mitigation Measures") to be implemented as part of this Plan to minimize potential adverse environmental impacts of the Plan. The Mitigation Measures are based, in substantial part, on the mitigation measures identified in the EIR.

The Mitigation Measures are hereby incorporated in this Plan by this reference and shall be implemented by the Agency, the City, or individual property owners/developers, as appropriate, in connection with public and private actions undertaken pursuant to this Plan

(including in connection with City land use approvals for developments in the Project Area during the effectiveness of this Plan).

PART VI. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

The development of the Project will be undertaken in accordance with the provisions of the Redevelopment Law. The Agency proposes to use the redevelopment techniques set forth in this Part VI and the Redevelopment Law to achieve the goals and objectives of the Plan set forth in Part IV above.

Among the programs and projects that may be implemented by the Agency using the techniques set forth in this Part VI and the Redevelopment Law are those described in Exhibit D, the Initially Proposed Programs and Projects. Exhibit D lists redevelopment programs and projects that appear, at the time of Plan adoption, to have significant potential for achieving the goals and objectives of the Plan. As redevelopment needs and opportunities evolve over the life of the Plan, the Agency may determine not to undertake certain programs or projects listed in Exhibit D, and/or to undertake other programs and projects consistent with this Plan and the CRL that are not listed in Exhibit D.

A. PUBLIC IMPROVEMENTS

As more fully set forth in Health and Safety Code Sections 33445 and 33679, the Agency is authorized to acquire, install and construct or cause to be acquired, installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and public utilities include, but are not limited to, the construction, expansion, rehabilitation or modernization of over-or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, public transportation facilities and services (including rail and bus facilities and services), sewers, sewage treatment facilities, waste water disposal areas, storm drains, flood control facilities, traffic signals, electrical distribution systems, communication systems, fire fighting facilities, police and criminal justice facilities, educational facilities, community and civic centers, natural gas distribution systems, water treatment and distribution systems (including upgrading of water mains, laterals and fire hydrants), other public buildings, parks and open space areas, off-street parking, plazas, landscaped areas, and undergrounding of existing utilities. Anticipated public improvements, facilities and utilities that may be acquired, installed or constructed, or caused to be acquired, installed or constructed, by the Agency include, but are not limited to, those public improvements, facilities and utilities set forth in the attached Exhibit D, the Initially Proposed Programs and Projects.

Among the techniques the Agency may employ to cause the financing and construction, expansion, rehabilitation, or modernization of the above-referenced public improvements and public facilities is participation in payments to assessment districts, Mello-Roos community facility districts, or other similar districts established pursuant to applicable law to finance

construction, expansion, rehabilitation, or modernization of such public improvements and public facilities.

B. PROPERTY ACQUISITION

1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may, but is not required to, acquire or obtain options to acquire all real property located in the Project Area by gift, devise, exchange, purchase, eminent domain or any other lawful method whatsoever. The Agency may also acquire any other interest in real property less than a fee interest.

Since it is in the public interest and is necessary for the elimination of those conditions requiring redevelopment, the power of eminent domain may be employed by the Agency to acquire real property in the Project Area. The power of eminent domain shall not be exercised, however, when the conditions described in either subdivision a. or b. or c. below exist:

a. The property in question is owned by a public body and that public body has not consented to the exercise of the power of eminent domain by the Agency; or

b. The property in question is improved with a structure and, although not conforming to the Plan, the Agency has determined that the property and the structure can so conform pursuant to an owner participation agreement and that the owner is faithfully performing under the terms of the owner participation agreement; or

c. The property in question is improved with a structure and, in the sole determination of the Agency, all of the following are true:

(1) The property is not needed for those specific activities outlined in the Plan, including for development by a master developer pursuant to Section C.2 below; and

(2) The property is not needed for the development of replacement housing for those displaced by Agency activity, if any; and

(3) The property is not needed for any other public improvement or facility; and

(4) The property is not needed to promote historical or architectural preservation; and

(5) The property is not needed to remove a blighting influence on surrounding properties which prevents achievement of the objectives of this Plan; and

(6) The property is not needed for the elimination of environmental deficiencies including among other things, inadequate circulation, access or street layout, incompatible and mixed uses, overcrowding and small parcel size; and

(7) The property is not needed for the removal of impediments to land development and disposition through assembly of land into appropriately sized and shaped parcels served by improved circulation and utilities.

The Agency must commence eminent domain proceedings with respect to any property which it intends to acquire within twelve (12) years of the date of adoption of Ordinance No. 2295 amending and restating this Plan. This time limit for commencement of eminent domain proceedings may be extended only by further amendment of the Plan. The Agency may acquire property by voluntary (e.g., non-eminent domain) means after the expiration of the time limit for eminent domain proceedings and prior to the expiration of the effectiveness of the Plan.

Prior to any acquisition through eminent domain the Agency shall adopt a resolution declaring a need to acquire any specific property and authorizing the acquisition by such method.

2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of the this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

C. PARTICIPATION BY OWNERS AND BUSINESS TENANTS

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Project Area, to continue or re-enter in business within the Project Area if they meet the requirements prescribed in this Plan and the Owner Participation Rules which have been adopted by the Agency and are available for public inspection.

It is the intention of the Agency that owners of fee title to, or a long term leasehold interest in, parcels of real property within the Project Area, where consistent with this Plan and the Owner Participation Rules, be allowed to participate in this redevelopment by: retaining all or a portion of their properties; acquiring adjacent or other properties in the Project Area; selling their properties to the Agency and purchasing other properties in the Project Area; and/or upgrading and developing their properties in conformance with this Plan and Owner Participation Rules.

The Agency may determine either on its own direction or pursuant to a request of a property owner that certain property within the Project Area does not conform to this Plan, and the owner of such property shall be required to enter into an owner participation agreement with the Agency as more fully described in Section C.3 below. Bases for an Agency determination of property non-conformance with this Plan may include, without limitation, uses on the property that are inconsistent with the goals and objectives of this Plan or with the permitted land uses under this Plan, or existence of improvements or conditions on the property that do not meet the general controls and limitations set forth in Part V of this Plan and/or the standards of any local,

state or federal code or regulation (including, without limitation, the building code(s) of the City). Each property in the Project Area shall be considered to conform to this Plan, until and unless the Agency has determined by resolution that such property does not conform to this Plan.

The Agency may determine, either on its own direction or pursuant to a request of a property owner, that certain real property within the Project Area conforms or substantially conforms to the requirements of this Plan and that the owner of such property will, thereafter, be permitted to remain a conforming owner without a participation agreement with the Agency, provided, such owner continues to operate and use the real property within the requirements of this Plan.

In the event a conforming owner desires to (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming, or (b) acquire additional real property within the Project Area, then the Agency may require such conforming owner to enter into a participation agreement with the Agency in the same manner as required for owners of non-conforming properties.

Any real property owned by a conforming owner outside of the designated conforming parcels and within the Project Area shall be considered and treated in the same manner as real property owned by other owners, i.e., may be subject to a participation agreement with the Agency.

All of the provisions of this Section C.1 are subject to the provisions of Section C.2 below for the selection of a master developer or developers to develop parcels within the Project Area.

2. Rules for Participation Opportunities, Priorities and Preferences; Selection of Master Developers

As more fully set forth in the Agency's adopted Owner Participation Rules (as such rules may be amended from time to time), in the event the Agency determines either on its own direction or pursuant to a request of a property owner that it is in the best interest of the Project that several parcels within the Project Area be assembled and developed by a single property owner or other entity under a master development plan, the Agency may select and designate a master developer for the parcels based on the proposed master developer's financial and technical ability to successfully undertake and complete the development program.

Any individual or other entity may apply to be selected as a master developer of two or more parcels in the Project Area. Upon such application, the Agency shall determine whether it is desirable to designate a master developer for such parcels and whether the applicant or another individual or entity meets the qualification to serve as the master developer.

The rights of particular property owners and business tenants to participate in the redevelopment of their respective properties shall be subject to or limited by or eliminated by the inclusion of their property within a master development plan to be developed by another entity.

If the Agency determines that a particular parcel in the Project Area shall not be included in a master development plan, then the owner of the parcel and business tenants may participate in the redevelopment of property in accordance with the Owner Participation Rules adopted by the Agency. In general, the Owner Participation Rules provide that existing owners and business tenants within the Project Area be given non-financial preference, as more fully described in the Owner Participation Rules, for re-entry into business within the redeveloped Project Area. Owners will be required to submit proof to the Agency of their technical qualifications and financial ability to carry out their agreement with the Agency.

3. Participation Agreements

In the event the property owner is otherwise eligible pursuant to Section C.2 above to participate in the redevelopment of the property, a property owner whose property is determined by the Agency to be a non-conforming property pursuant to Section C.1 above shall enter into a binding agreement with the Agency under which the property owner shall agree to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. Such agreement shall be prepared by the Agency after consultation with the property owner. Agreements will contain a list of minimum improvements to be made for the specific property to which it applies.

In such agreements, participating property owners who retain real property shall be required to join in the recordation of such documents as are necessary in the determination of the Agency to make the provisions of this Plan applicable to their properties.

If an owner who is required to enter into an owner participation agreement fails or refuses to enter into such agreement, or if such owner fails to perform any of the owner's obligations under an owner participation agreement, the Agency is authorized, subject to the limitations on the exercise of the power of eminent domain set forth in Section B.1 above, to acquire the real property or any interest therein which, if acquired, may be sold or leased for rehabilitation or development in accordance with this Plan.

D. COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to ensure that present uses and any future development by public bodies conform to the requirements of this Plan.

E. PROPERTY MANAGEMENT

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition.

The Agency shall comply with, and is authorized to exercise the rights and duties contained in, Health and Safety Code Section 33401, which states:

"The agency may, in any year during which it owns property in a redevelopment project pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt."

F. RELOCATION OF DISPLACED PERSONS AND BUSINESSES

As required by the California Relocation Assistance Act (Government Code Section 7260 et seq.), any relocation of persons and businesses as part of the Project will be subject to the following standards:

1. Assistance in Finding Other Locations

The Agency shall assist persons (including households, business entities and others) displaced by the Agency pursuant to this Plan in finding other locations and facilities. There are areas of the City, other than the Project Area, not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of families and persons that may potentially be displaced and available to such displaced families and persons and reasonably accessible to their places of employment.

In order to carry out the Project with a minimum of hardship on persons displaced from their homes by Agency actions pursuant to this Plan, the Agency shall assist such individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonable and convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, business concerns and others) displaced by Agency actions pursuant to this Plan. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. The Agency may make such relocation payments for moving expenses where the

Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. DEMOLITION, CLEARANCE, AND SITE PREPARATION

1. Demolition and Clearance

The Agency is authorized to demolish, clear, or move buildings, structures, and other improvements as necessary to carry out the purposes of this Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as development sites any real property in the Project Area owned or acquired by the Agency.

3. Hazardous Waste Remediation and Removal

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste on, under or from property in the Project Area in accordance with the requirements of Health and Safety Code Section 33459 - 33459.8, or any successor legislation.

H. REHABILITATION AND MOVING OF STRUCTURES; ASSISTANCE FOR CERTAIN PRIVATE IMPROVEMENTS

1. To the extent appropriate in carrying out the Plan, the Agency is authorized to: (a) rehabilitate or cause to be rehabilitated any building or structure in the Project Area acquired by the Agency; and (b) move or cause to be moved any building or other structure to a location within or outside the Project Area.

2. For any rehabilitation project, the Agency may take any action it determines necessary and consistent with local, state and federal law to provide for seismic retrofits as provided in Health and Safety Code Section 33420.1 and any successor statute.

3. The Agency may take such actions as it determines are necessary to remove graffiti from public and private property in the Project Area pursuant to Health and Safety Code Section 33420.2 and any successor statute.

4. The Agency may establish a program under which it lends funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Project Area pursuant to Health and Safety Code Section 33444.5 and any successor statute.

5. The Agency may assist in financing of facilities or capital equipment, including, but not necessarily limited to pollution control devices, for properties being developed or

rehabilitated for industrial or manufacturing uses within the Project Area pursuant to Health and Safety Code Section 33444.6 and any successor statute.

I. REPLACEMENT DWELLING UNITS

If any dwelling units housing persons and families with incomes not exceeding 120% of area median income are destroyed or removed from the housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families with incomes not exceeding 120% of area median income an equal number of replacement dwelling units at affordable housing costs as defined by Health & Safety Code Section 50052.5, within the territorial jurisdiction of the Agency, in accordance with all the provisions of the Redevelopment Law (Health & Safety Code Sections 33413(a) and 33413.5).

J. PROPERTY DISPOSITION AND DEVELOPMENT

1. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law and upon compliance with the notice and hearing requirements of the Redevelopment Law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation and an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

2. Purchase and Development by Participants

Pursuant to the provisions of this Plan and the Owner Participation Rules adopted by the Agency, the Agency may offer real property in the Project Area for purchase and development by owner and business-tenant participants prior to or at the same time that real property is made available for purchase and development by persons who are not owners or business tenants in the Project Area.

3. Purchase and Development Documents

To provide adequate safeguards, to insure that the provisions of this Plan will be carried out, and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance (as it now exists or hereafter be amended), conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitude, or any other provisions necessary to carry out this Plan.

During the period of redevelopment in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area proceeds in accordance with development documents.

The Agency may require that development plans be submitted to it for review and approval. All development must conform to this Plan and all applicable Federal, State and local laws.

4. Obligations to be Imposed on Redevelopers

Acquirers of land from the Agency shall be required to develop such land in accordance with the provisions of this Plan. The Agency shall have the right to withhold transfer of title to the acquirer, user or developer of land in order to ensure fulfillment of this requirement. No building, sign or structure shall be constructed upon any part of such land unless architectural plans and specifications showing, among other things, the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of the structure(s) on the building site and the grading plans for the building site to be built upon, shall be submitted to, reviewed, and approved in writing by the Agency, or unless the Agency has waived the requirements of this sentence. The Agency shall have the right to refuse to approve any such plans or specifications when in the opinion of the Agency such plans or specifications do not conform with the conditions and objectives of the Plan, or to the design standards established by the Agency.

Acquirers, users or developers of land within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as agreed upon with the Agency.

No acquirer, user, owner participant or developer shall resell, lease, sublease or otherwise dispose of land in the Project Area until the construction approved by the Agency has been completed, except with the prior written consent of the Agency.

The acquirer, user, or owner shall be responsible for complying with all applicable State and local laws, ordinances and codes, in effect from time to time.

5. Personal Property Disposition

For the purpose of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

K. PREVENTION OF DISCRIMINATION

1. General

Property owners and developers shall comply with all State and local laws, in effect from time to time prohibiting discrimination or segregation by reason of race, color, religion, creed, marital status, sex, sexual orientation, national origin or ancestry, in the sale, lease or occupancy of the property.

2. Conveyances by the Agency

Pursuant to the Redevelopment Law (Health & Safety Code Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest herein acquired by the Agency within the Project Area shall contain the provisions of those Redevelopment Law sections in substantially the form set forth therein. Such contracts shall further provide that the provisions of the applicable Redevelopment Law sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.

3. Other Contracts, Deeds and Leases for Conveyance of Project Area Property

All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed by the Redevelopment Law (Health & Safety Code Section 33435 and 33436):

In deeds, the following language shall appear:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any persons or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear:

"The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or number, use, or occupancy of tenants, sublessees, subtenants, or vendees in the premises herein leased."

4. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to prevention of discrimination, shall remain in effect in perpetuity.

PART VII. METHODS FOR FINANCING THE PROJECT

A. GENERAL PROVISIONS

The Agency is authorized to finance the Project with financial assistance from the City, the County, the State of California, the Federal Government, property tax increments, interest income, Agency notes and bonds, assessment district or special tax district revenues, or any other available source. Advances for survey and planning and operating capital for administration of the Project may come through loans from the City or other entities. The City may also supply additional assistance through City loans and grants for various public facilities. As available, gas tax funds from the State and the County may be used toward the cost of the street system and related improvements. There may also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Plan, pursuant to applicable law. The principal and interest on such borrowed funds, advances and other obligations may be paid from tax increments or any other funds available to the Agency.

B. AFFORDABLE HOUSING FINANCING

Pursuant to the Redevelopment Law (Health and Safety Code Section 33334.2), a minimum of twenty percent of all tax increments allocated to the Agency shall be used for the purposes of improving and increasing the community's supply of quality affordable housing unless the Agency makes one or more of the findings specified in Health and Safety Code Section 33334.2(a).

Tax increment revenues allocated to the Agency and earmarked for housing purposes will be used to fund existing and new programs for housing development and rehabilitation in a manner consistent with the Housing Element of the City's General Plan, and/or other applicable City housing policies, as they now exist or may hereafter be amended. The permitted uses in the Project Area allow for the development of affordable housing.

C. TAX INCREMENTS

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County, the City, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of Ordinance No. 1178 initially adopting this Plan (with respect to the Original Area) and Ordinance No. 2295 amending and restating this Plan (with respect to the Added Area) shall be divided as follows:

1. That portion of the taxes which would be provided by the rate upon which the tax is levied each year by, or for, each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of Ordinance No. 1178 (with respect to the Original Area) and Ordinance No. 2295 (with respect to the Added Area) shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance(s) but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance(s) shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and

2. Except as provided in Health and Safety Code Section 33670(e), that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable properties in such Project as shown by the last equalized assessment roll referred to in subdivision 1 above, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes described in subdivision 2 above may be irrevocably pledged by the Agency for the payment of the principal and the interest on money loaned, advanced, or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance in whole or in part, the Project.

The Agency is authorized to make such pledges as to specific advances, indebtedness, and other obligations as appropriate, in carrying out the Project.

No more than \$55,000,000 of taxes may be divided and allocated to the Agency pursuant to this Section C and Health and Safety Code Section 33670 without further amendment of this Plan.

D. BONDS

The Agency may issue its bonds for any corporate purpose or for the purpose of refunding bonds it has previously issued. The principal and interest payable on such bonds may be paid from:

1. the income and revenues of the Project;
2. the tax increment funds allocated to the Agency;
3. the Agency's revenues generally;
4. taxes imposed pursuant to 7280.5 of the Revenue and Taxation Code which are pledged therefore;
5. any contributions or other financial assistance from the state or local government;
6. repayment of loans or other form of indebtedness to the Agency;
7. private parties;
8. any other source permitted by law; or
9. any combination of the above sources.

Part XIV.B sets forth a limitation on the amount of bonded indebtedness secured by tax increment funds that may be outstanding at any one time.

E. OTHER LOANS, GRANTS AND ADVANCES

Any other available loans, grants, or financial assistance from any other public or private source may be utilized by the Agency for purposes of the Project.

PART VIII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

A. Acquisition of any real and personal property inside or outside the Project Area required for public use; demolition and removal of structures on such acquired property; and preparation of such property for construction. The costs to the City of such acquisition, demolition and site preparation may be reimbursed by the Agency from Project revenues.

B. Construction of any public improvements serving the purposes of this Plan. The costs to the City of such construction may be reimbursed by the Agency from Project revenues.

C. Establishment of an assessment district mechanism, to the extent permitted by applicable law including receipt of any required voter or property owner approval, to collect assessments, fees or other charges from property owners and developers within the Project Area for purposes of Project financing.

D. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Plan.

E. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.

F. Imposition wherever necessary (by subdivision approval, conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.

G. Provision for administrative enforcement of this Plan.

H. Imposition of conditions or other requirements upon parcels in the Project Area to implement the regulations or policy guidelines adopted by the Agency pursuant to Part V.F of this Plan in satisfaction of the requirements of Health and Safety Code Section 33413(b).

I. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the City, in accordance with a schedule that will permit the development of the Project Area to be commenced and carried to completion without unnecessary delay.

PART IX. ENFORCEMENT

The administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

The provisions of the Plan do not in any way limit or restrict the City's authority or power to enforce any local land use regulations or any provisions of the municipal code.

PART X. DURATION OF THIS PLAN AND RELATED TIME LIMITS

A. ORIGINAL AREA

This Section A applies to the Original Area.

Except as provided by Health and Safety Code Sections 33333.6(g) and (h), and except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

1. The time limit with respect to the Original Area on the establishing of loans, advances, and indebtedness shall be January 1, 2014, unless the Plan is further amended as permitted by law. Loans, advances, or indebtedness may be repaid over a period of time beyond this time limit, subject to the further provisions of subsection 3. below. This limit shall not prevent the Agency from incurring debt to be paid from the Affordable Housing Fund or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid.

2. The effectiveness of the Plan with respect to the Original Area (including, without limitation, the effectiveness of the Agency's land use controls for the Original Area) shall terminate on July 5, 2017. After expiration of this time limit on the effectiveness of the Plan with respect to the Original Area, the Agency shall have no authority to act pursuant to the Plan with respect to the Original Area, except to pay previously incurred indebtedness, to enforce existing covenants, contracts, or other obligations, and to complete any unfulfilled obligations under Health and Safety Code Section 33413.

3. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to the Original Area after July 5, 2027.

B. ADDED AREA

This Section B applies to the Added Area.

Except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

1. The time limit with respect to the Added Area on the establishing of loans, advances, and indebtedness shall be the date which is 20 years from the date of adoption of Ordinance No. 2295, amending and restating this Plan, unless the Plan is further amended as permitted by law. Loans, advances, or indebtedness may be repaid over a period of time beyond this time limit, subject to the further provisions of subsection 3. below. This limit shall not prevent the Agency from incurring debt to be paid from the Affordable Housing Fund or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit set forth in subsection 3. below.

2. The effectiveness of the Plan with respect to the Added Area (including, without limitation, the effectiveness of the Agency's land use controls for the Added Area) shall terminate on the date which is 30 years from the date of adoption of Ordinance No. 2295, amending and restating this Plan. After expiration of this time limit on the effectiveness of the Plan with respect to the Added Area, the Agency shall have no authority to act pursuant to the Plan with respect to the Added Area, except to pay previously incurred indebtedness, to enforce existing covenants, contracts, or other obligations, and to complete any unfulfilled obligations under Health and Safety Code Section 33413.

3. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to the Added Area after the date which is 45 years from the date of adoption of Ordinance No. 2295 amending and restating this Plan.

C. GENERAL EXCEPTION

Notwithstanding any other time limitations set forth in this Part X, the nondiscrimination and nonsegregation provisions of this Plan shall run in perpetuity, and the affordable housing covenants imposed by the Agency with respect to development, rehabilitation, and/or preservation of Project-related affordable housing (whether inside or outside the Project Area) shall continue in effect for such period as may be determined and specified by the Agency.

PART XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan. In the event that any portion of the Project Area shall be determined to have been invalidly or incorrectly included in the Project Area that is the subject of this Plan, such portion of the Project Area shall be deemed severable from the remainder of the Project Area and the remainder of the Project Area shall remain fully subject to the provisions of this Plan.

PART XII. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereafter established by law.

PART XIII. AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Plan.

PART XIV. MERGER OF PROJECT AREAS

A. MERGER

Pursuant to, and for the purpose of pooling of tax increment revenue among the merged areas as described in, Health and Safety Code Section 33485 et seq., the Project Area is hereby merged with the following project areas:

1. The project area (the "Industrial Project Area") established and described in the Amended and Restated Redevelopment Plan for the Fremont Industrial Redevelopment Project, adopted by the City Council by Ordinance No. 1577, as amended by Ordinance Nos. 1854, 1955, 2025, 2093, and 2297 (the "Industrial Plan");
2. The project area established, amended and described in the Amended and Restated Redevelopment Plan for the Irvington Redevelopment Project, adopted by the City Council by Ordinance No. 1177, as amended by Ordinance Nos. 1387, 2092, and 2294 (the "Irvington Project Area"); and
3. The project area established and described in the Amended and Restated Redevelopment Plan for the Centerville Redevelopment Project, adopted by the City Council by Ordinance No. 2250, as amended by Ordinance No. 2296 (the "Centerville Project Area").

The Project Area, the Industrial Project Area, the Irvington Project Area, and the Centerville Project Area are each referred to below as a "constituent project area." This Part XIV authorizes the taxes attributable to each constituent project area which are allocated to the Agency pursuant to Health and Safety Code 33670(b) to be allocated for redevelopment in any of the constituent project areas for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the redevelopment project in any of the constituent project areas; except that any such taxes attributable to a particular constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreement adopted or approved by the Agency prior to the merging of the four constituent project areas which pledges such taxes from that particular constituent project area. Except as otherwise noted in this Part XIV.A, tax increment revenue attributable to each constituent project area may be used for any lawful purpose in any of the constituent project areas.

Notwithstanding the foregoing authority, the Agency shall not make available tax increment revenue from the Industrial Project Area for use in financing the redevelopment program in the Project Area, the Irvington Project Area or the Centerville Project Area prior to execution of an amendment to the General Government Fiscal Agreement (as defined in the Industrial Plan) permitting such use of tax increment revenue from the Industrial Project Area.

B. BONDED INDEBTEDNESS LIMIT

In accordance with Health and Safety Code Section 33334.1, the amount of bonded indebtedness to be repaid in whole or in part from the combined allocation of taxes to the Agency pursuant to Health and Safety Code Section 33670 from the Project Area, the Industrial Project Area, the Irvington Project Area, and the Centerville Project Area, together, which can be outstanding at any one time shall not exceed \$200,000,000 in principal amount, except by amendment of this Plan and the redevelopment plans for the Industrial Project Area, the Irvington Project Area, and the Centerville Project Area.

EXHIBIT A
BOUNDARY MAP

EXHIBIT B

LEGAL DESCRIPTION

- EXHIBIT B-1 DESCRIPTION OF ORIGINAL AREA
- EXHIBIT B-2 DESCRIPTION OF ADDED AREA
- EXHIBIT B-3 DESCRIPTION OF ENTIRE PROJECT AREA

EXHIBIT C
LAND USE MAP

EXHIBIT D

Initially Proposed Programs and Projects Amended Niles Redevelopment Project

Economic Development

Develop Niles as a tourist/visitor serving location including:

Create a marketing plan, implementation of the plan and implementation of a community information program to help tourists and visitors.

Develop a program to attract restaurants, specialty retail and other retail complementing existing antique stores.

Create and carry out a marketing program to include signage, gateway statements, banners and visual marketing programs, and entrance signage program.

In conjunction with other historic districts support the development and implementation of an events program which would include publicity for these community events.

Implement the Niles Historic Design guidelines and develop a complementary plan for facade improvements.

Create and implement a community based program to help facilitate problem solving.

Encourage the preservation and creation of cultural and historic facilities and amenities as a catalyst for area revitalization.

Encourage intensification of development and /or private investment in privately owned properties.

Encourage mixed commercial and residential uses as appropriate.

Retain and expand neighborhood shopping opportunities.

Retain and attract visitor and specialty commercial businesses.

Develop and implement a Specific Plan for Niles to enhance the attractiveness of the area.

Areawide Historic Preservation Efforts

Design and implement restoration of the historic train station for the historic railway running through Niles Canyon.

Construct or restore a train station which will bring the Historic Niles Railway to downtown Niles, thereby enhancing the historic experience in Niles and increasing the ability to create a regional tourist destination.

Reconstruct mill in Vallejo Mills Park.

Stimulate development of an Historic Museum or Park in downtown Niles.

Encourage the presence of history-related commercial establishments, such as antique stores.

Design and implement historic streetscape improvements and install building and sidewalk plaques.

Preserve and/or enhance the history and character of historic properties, such as the Adobe Building. (Cost included in 3b below.)

Building Rehabilitation, Facade Improvement and Historic Preservation

Restore and seismically retrofit Veteran's Hall.

Create and carry out a program to encourage building restoration and implement the historic design guidelines for Niles, including assistance for pre-construction design assistance, payment of fees and a Facade Improvement Program.

Create and carry out a program to correct building safety problems in Niles, including assistance to retrofit unreinforced masonry and soft-story buildings, sprinkler historic buildings, and upgrade older structures to meet current earthquake and safety codes.

Circulation and Landscaping Improvements

Provide streetscape improvements including gateway entrance elements, landscaping, medians, crosswalks, bicycle lanes, lighting and pedestrian amenities as appropriate in pedestrian oriented commercial areas in the Project Area, including, improve and/or widen sidewalks where pedestrian use is intense and improve lighting throughout the area, consistent with historic character, to improve safety.

Improve and/or widen sidewalks where pedestrian use is intense.

Improve lighting throughout the area to be consistent with historic character and improve safety.

Rehabilitate alleys and other streets, enhance parking design process.

Encourage street and intersection improvements, such as Essanay/Vallejo and Vallejo/Mission, enhance traffic circulation, reduce pedestrian/vehicle conflicts, and achieve safer and more consistent street widths as appropriate throughout the Project Area.

Provide circulation improvements, including traffic control devices (signals and improved signal controls, etc.), turning lanes, etc., with special emphasis on major arterials.

Provide new street improvements including paving, curbs, gutters and sidewalks, as appropriate throughout the Project Area, e.g., Nursery Avenue.

Provide traffic grade separations at Rancho Arroyo Pkwy. and Nursery Ave.

Develop a grade separation to improve pedestrian access at Mission Blvd. And Niles Blvd.

Public Infrastructure and Facilities

Facilitate utility undergrounding where appropriate.

Implement, as appropriate, storm drainage, sewer and water system improvements, including upgrading of water mains, laterals and fire hydrants.

Consider joint development, with other public agencies, of recreational, educational, civic and other community facilities, including:

Develop hiking/biking/equestrian trails in Niles Canyon to connect to regional trails.

Facilitate early completion of the regional swimming facility at Quarry Lakes.

Develop regional day-use facilities in Niles Canyon.

Enhance Vallejo Mills regional park; tie community together with park and trails projects.

Property Acquisition

Acquire private property to stimulate private development.

Parking Improvements

Develop municipal and private parking projects to increase parking opportunities in the area, and potentially along some of the alleyways.

Encourage the development of shared parking for Veteran's Hall.

Transit and Railway Improvements

Assist in the construction of stations and connectors to local, regional and national transportation systems.

Improve grade crossings as necessary.

Hazardous Materials Clean-up

Provide hazardous materials clean-up assistance in those cases where it has been determined that it is infeasible for the private sector to accomplish it in a timely manner.

Repayment of City Loans

Repay the City for advances related to the amendment/merger process.

Affordable Housing

Provide homeownership opportunities for first time homebuyers earning less than 120% of median income.

Assist in the acquisition and /or rehabilitation of older apartment units.

Assist in the preservation of at-risk below market rate housing.

Provide housing opportunities for households at all income levels in accordance with California Redevelopment Law.